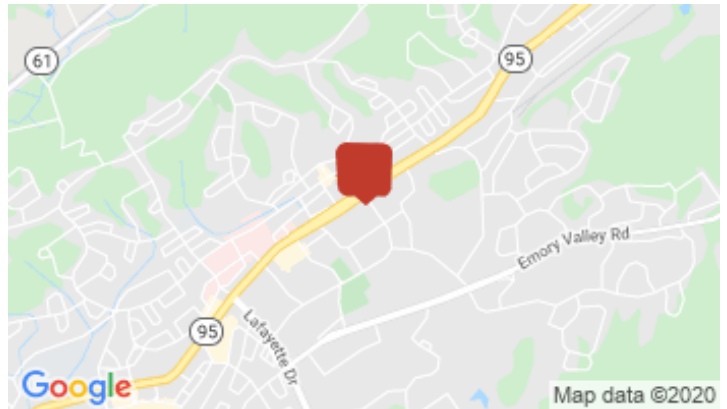


# Medical Professional Building

## 801 Oak Ridge Turnpike, Oak Ridge, TN 37830



Listing ID:	30347881
Status:	Active
Property Type:	Office For Sale
Office Type:	Medical, Office Building
Gross Land Area:	2.43 Acres
Sale Price:	\$2,900,000
Unit Price:	\$203.52 PSF
Sale Terms:	Cash to Seller, Sale/Leaseback
Nearest MSA:	Knoxville
County:	Anderson
Tax ID/APN:	001100B A 00400
Property Use Type:	Investment, Business
Class of Space:	Class B
Gross Building Area:	14,249 SF
Building/Unit Size (RSF):	14,249 SF
Cap Rate:	10.19%
Property Visibility:	Excellent
Year Built:	1996
Construction/Siding:	Brick
Parking Type:	Surface



### Overview/Comments

14,249 sq ft one story medical building on 2.73 acres located at 801 Oak Ridge TN 37830. Located on a corner lot with an estimated traffic count of over 25,000 vehicles per day. This well maintained building had the interior updated in 2018. There are 30 exam rooms and a lab in the building. Current occupants will have a 2 year lease from the closing date. 10.19% cap rate.